

# JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE  
DIVISION OF CITY PLANNING



ROBERT D. COTTER, PP, AICP  
PLANNING DIRECTOR

JERRAMIAH T. HEALY, MAYOR  
CARL S. CZAPLICKI  
DEPARTMENT DIRECTOR

March 24, 2010

Ms. Mayda Arrue  
THE JERSEY JOURNAL  
30 Journal Square  
Jersey City NJ 07306

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Saturday, March 27, 2010 edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City  
Department of Housing & Economic Development  
30 Montgomery Street, 14th Floor, Suite 1400  
Jersey City NJ 07302

Attn: Denise Jefferson

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Robert D. Cotter  
Secretary, Jersey City Planning Board  
Division of City Planning

Mayor's Office  
Carl Czaplicki, Director,  
HEDC  
File

**JERSEY CITY PLANNING BOARD  
PUBLIC NOTICE  
REGULAR MEETING**

Please take notice the Planning Board took the following action at the Regular Meeting of March 23, 2010.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in staff
5. Correspondence
6. Old Business:
7. New Business
  
8. Review and Discussion of Time of Decision bill before State Senate.  
**Approved opposing legislation.**
  
9. Review and Discussion of proposed map amendments to R-1A zoning districts in Ward A. Formal Action may be taken.  
**Carried to May 4, 2010**
  
10. Review and Discussion of proposed amendments to the Tidewater Basin Redevelopment Plan.  
**Approved and recommended to City council for Adoption.**
  
11. Case: P09-030 Administrative Amendment to Preliminary Major Site Plan  
Applicant: Jersey City Episcopal CDC  
Attorney: Eugene O'Connell  
Review Planner: Kristin Russell  
Address: 15-17 Oak St.  
Block: 1972 Lot: 5A, 5B, 7  
Zone: MLK Drive Redevelopment Plan  
Description: Two new two-family homes originally approved October 6, 2009. Changes to internal floorplan at 17 Oak Street as well as retaining walls.  
**Decision: Approved.**
  
12. Case: P07-137 Administrative Amendment to Preliminary Major Site Plan  
Applicant: David DePierro  
Attorney: Anthony Colasanti  
Review Planner: Kristin Russell  
Address: 325 Palisade Avenue  
Block: 733 Lot: A.2  
Zone: 325 Palisade Ave. Redevelopment Plan  
Description: Originally approved May 13, 2008 as an adaptive reuse of existing 37,893sf building to house 21 residential units and 14 garaged parking spaces. Changes are all interior floorplan changes.  
**Decision: Approved.**
  
13. Case: P04-188 Final Site Plan  
Applicant: Fuad & Issa Salloum  
Attorney: pro se  
Review Planner: Jeff Wenger  
Address: 433 Sip Avenue  
Block: 1639 Lot: 4.D  
Zone: Sip Avenue Gateway Redevelopment Plan  
Description: Construction of new 5500 square foot retail building with 24 parking spaces.  
**Decision: Approved with condition.**
  
14. Case: P09-056 Minor Site Plan with 'c' variance  
Applicant: New York SMSA Limited Partnership d/b/a Verizon Wireless  
Attorney: Warren Stilwell  
Review Planner: Jeff Wenger  
Address: 418 MLK Drive  
Block: 1974 Lot: 31  
Zone: MLK Drive Redevelopment Plan  
Description: cell antenna  
Variances: 60' building height requirement for rooftop equipment.  
**Decision: Carried to April 13, 2010 regular meeting.**

15. Case: P09-049 Minor Site Plan with 'c' variance  
Applicant: T-Mobile Northeast LLC  
Attorney: James Pryor  
Review Planner: Jeff Wenger  
Address: 90 & 100 Town Square Place  
Block: 20 Lot: 2.39 & 2.44  
Zone: Newport Redevelopment Plan  
Description: cell antennas  
Variances: separation distance in a residential zone.  
**Decision: Approved .**
16. Progress Report on Rt. 440 Boulevard Study
15. Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:
1. Resolution of the Planning Board of the City of Jersey City Approving Opposing Legislation amending the time of decision rule.
  2. Resolution of the Planning Board of the City of Jersey City Approving Re-affirming Minor Subdivision #P07-097 submitted by Portofino Tower Urban Renewal Associates, LLC ( 65 Second St.).
  3. Resolution of the Planning Board of the City of Jersey City Approving Amended Preliminary & Final Major Subdivision # P08-065.1 submitted by JCHA ( Barbara Place & Grand St.- B: 2088.1, I: 2,9,11,13,14 & 15).
  4. Resolution of the Planning Board of the City of Jersey City Approving #P09-062 Interim Uses, Fencing, Retail & Signage Plan submitted by Liberty Harbor Holding Co., LLC ( 325 Grand St. etals – B-60.01, L -1,; B-60.1, L-1; B-60.04. L-19;B-60.9, L-1; B-60,L-70.)
  5. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P09-047 submitted by T-Mobile Northeast, LLC (10 Christopher Columbus Dr. aka Harborside Financial Center).
  6. Resolution of the Planning Board of the City of Jersey City Approving amendments to the Martin Luther King Redevelopment Plan and recommending to the City Council for Adoption.
  7. Resolution of the Planning Board of the City of Jersey City Approving amendments to the Village Study Area Redevelopment Plan and recommending to the City Council for Adoption.
16. Executive Session, as needed, to discuss litigation, personnel or other matters
17. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD